

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Alejandro Franco Tovar
 Debtor

Case No. 18-16869-elf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Stacey
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 10

Date Rcvd: Mar 14, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 16, 2019.

db +Alejandro Franco Tovar, 405 E. Anglesey Terrace, West Chester, PA 19380-2129
 cr +LSF11 Master Participation Trust, 13801 Wireless Way, Oklahoma City, OK 73134-2500
 cr +THE BANK OF NEW YORK MELLON, 14841 DALLAS PKWY SUITE 425, Dallas, TX 75254-8067
 cr +WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC,
 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSE, PA 19053-6980
 cr +West Whiteland Township, c/o Portnoff Law Associates, Ltd., P.O. Box 3020,
 Norristown, PA 19404-3020
 cr +Wilmington Savings Fund Society, FSB, et als, RAS Crane, LLC,
 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: megan.harper@phila.gov Mar 15 2019 03:32:49 City of Philadelphia,
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,
 Philadelphia, PA 19102-1595
 smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Mar 15 2019 03:31:47
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
 Harrisburg, PA 17128-0946
 smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Mar 15 2019 03:32:16 U.S. Attorney Office,
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
 cr +E-mail/PDF: gecsed@recoverycorp.com Mar 15 2019 03:34:36 Synchrony Bank,
 c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 TOTAL: 4

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 16, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 14, 2019 at the address(es) listed below:

HEATHER STACEY RILOFF on behalf of Creditor Seterus, Inc., as the authorized subservicer for
 Federal National Mortgage Association ("Fannie Mae") heather@mvrlaw.com, Michelle@mvrlaw.com
 JAMES RANDOLPH WOOD on behalf of Creditor West Whiteland Township jwood@portnoffonline.com,
 jwood@ecf.inforuptcy.com
 JEROME B. BLANK on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
 JILL MANUEL-COUGHLIN on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkallc.com,
 chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com
 ;mary.raynor-paul@pkallc.com;amanda.rauer@pkallc.com
 JOSEPH L QUINN on behalf of Debtor Alejandro Franco Tovar CourtNotices@sjr-law.com
 KARINA VELTER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com
 KEVIN M. BUTTERY on behalf of Creditor Wilmington Savings Fund Society, FSB, et als
 kbuttery@rascrane.com
 MARIO J. HANYON on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
 REBECCA ANN SOLARZ on behalf of Creditor The Bank of New York Mellon, f/k/a The Bank of New
 York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset
 Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mort bkgroup@kmlawgroup.com
 ROBERT J. DAVIDOW on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER
 PARTICIPATION TRUST robert.davidow@phelanhallinan.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 12

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Alejandro Franco Tovar fka Alejandro Franco
Debtor(s)

CHAPTER 13

Specialized Loan Servicing LLC as servicer for The
Bank of New York Mellon, f/k/a The Bank of New
York, successor in interest to JPMorgan Chase Bank,
N.A. as Trustee for Structured Asset Mortgage
Investments II Inc., Bear Stearns ALT-A Trust,
Mortgage Pass-Through Certificates, Series 2005-4
Movant

NO. 18-16869 ELF

vs.

11 U.S.C. Sections 362 and 1301 (c)

Alejandro Franco Tovar fka Alejandro Franco
Debtor(s)

Sara J. Franco

Co-Debtor

William C. Miller Esq.

Trustee

ORDER

AND NOW, this 13th day of March, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay and Co-Debtor Stay of all proceedings is granted and the Automatic Stay 11 U.S.C. Section 362, is **modified** with respect to the subject premises located at 205 Larchwood Road, West Chester, PA 19382 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

Alejandro Franco Tovar fka Alejandro Franco
405 East Anglesey Terrace
West Chester, PA 19380

Sara J. Franco
405 East Anglesey Terrace
West Chester, PA 19380

Joseph L. Quinn
152 East High Street, Suite 100
Pottstown, PA 19464

William C. Miller Esq.
P.O. Box 1229
Philadelphia, PA 19105

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532